

100 BLUE RAVINE
FOLSOM, CALIFORNIA

FOR SALE

Price Reduction!

RARE LAKEFRONT PROPERTY



100 BLUE RAVINE VIDEO



**BACON Commercial
Real Estate**

100 BLUE RAVINE

HIGHLIGHTS

FLOOR
PLANS

TECH PARK

AMENITIES

CONTACT

VIDEO

Price: \$6,500,000 (\$185 /sf) \$5,900,000 (\$168 /sf)

Building SF: +/-35,072 SF

-Two Stories

-Divisible to ±4,000 SF

Parcel Size: 2.15 acres (+/-93,654 SF)

Occupancy: To be sold 100% vacant

Built: Est. 1983

APN: 069-0250-011

Parking Stalls: +/-138 (including 3 handicapped stalls)

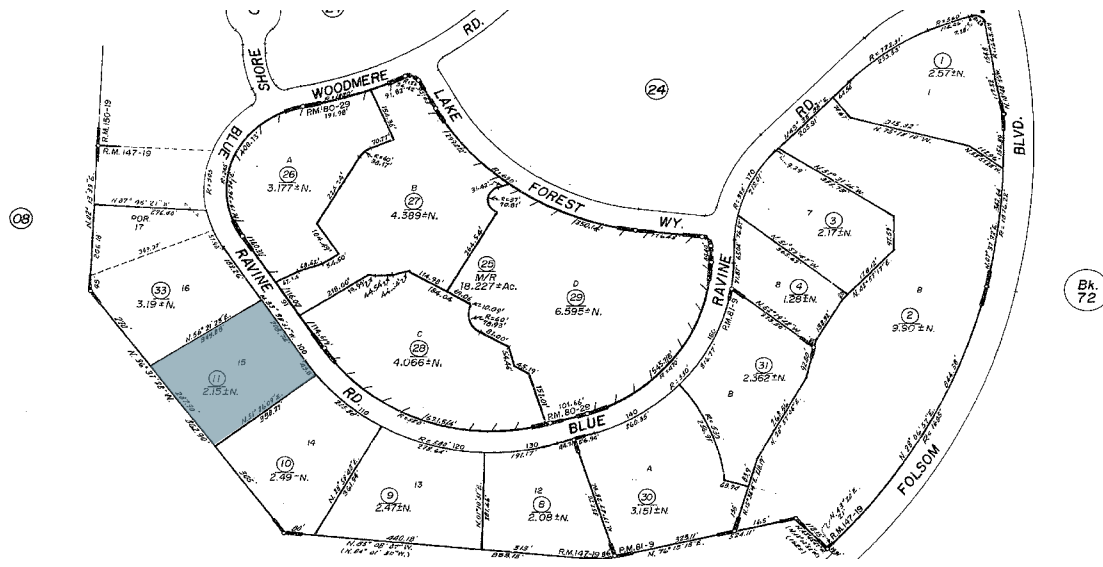
Other: Elevator Served

New Roof (July 2016)

New Exterior LED Lighting (August 2018)

Two 1Gbps redundant fiber links

(Providers: All Stream, AT&T and Comcast)



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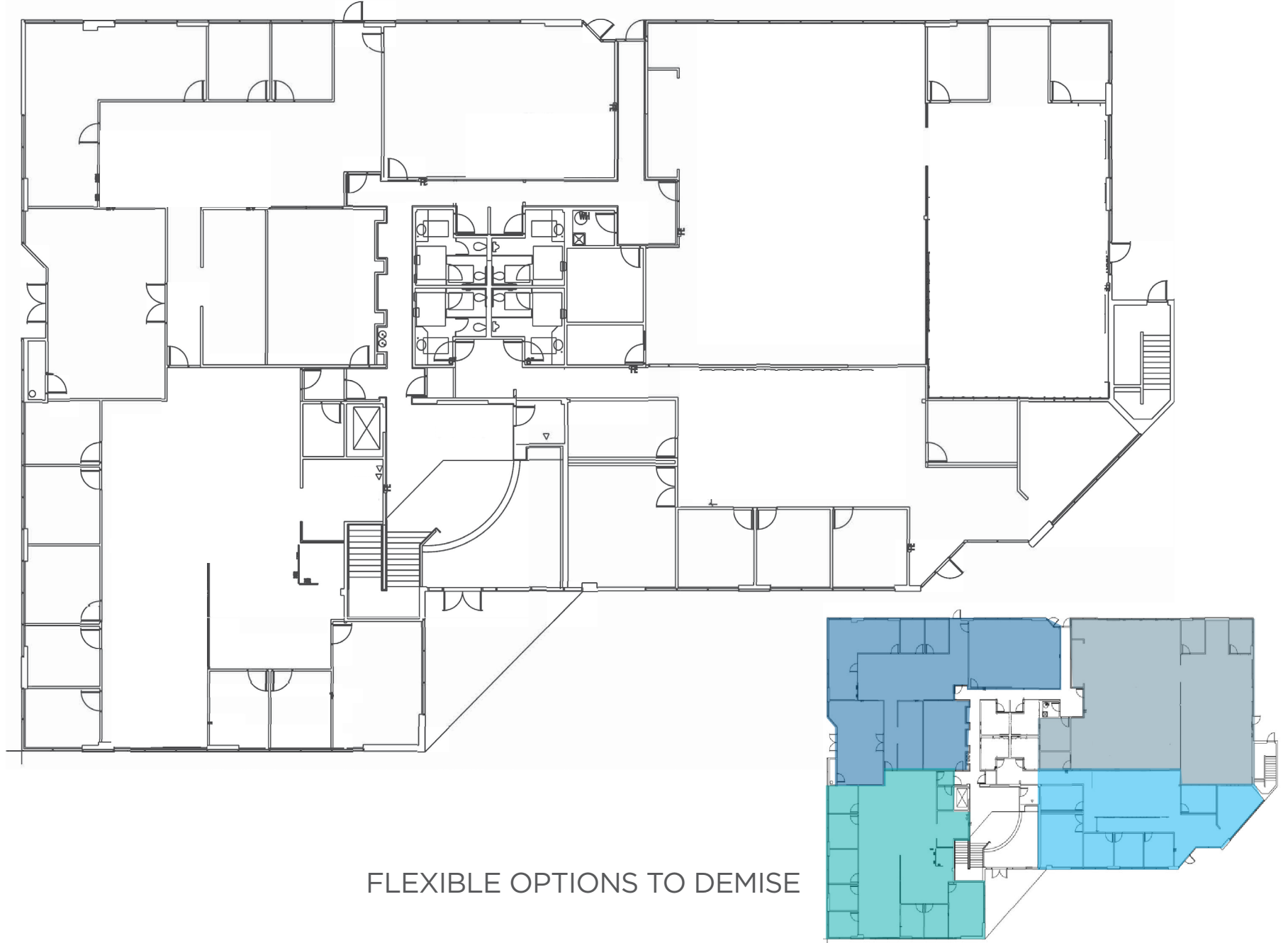
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1ST FLOOR



FLEXIBLE OPTIONS TO DEMISE

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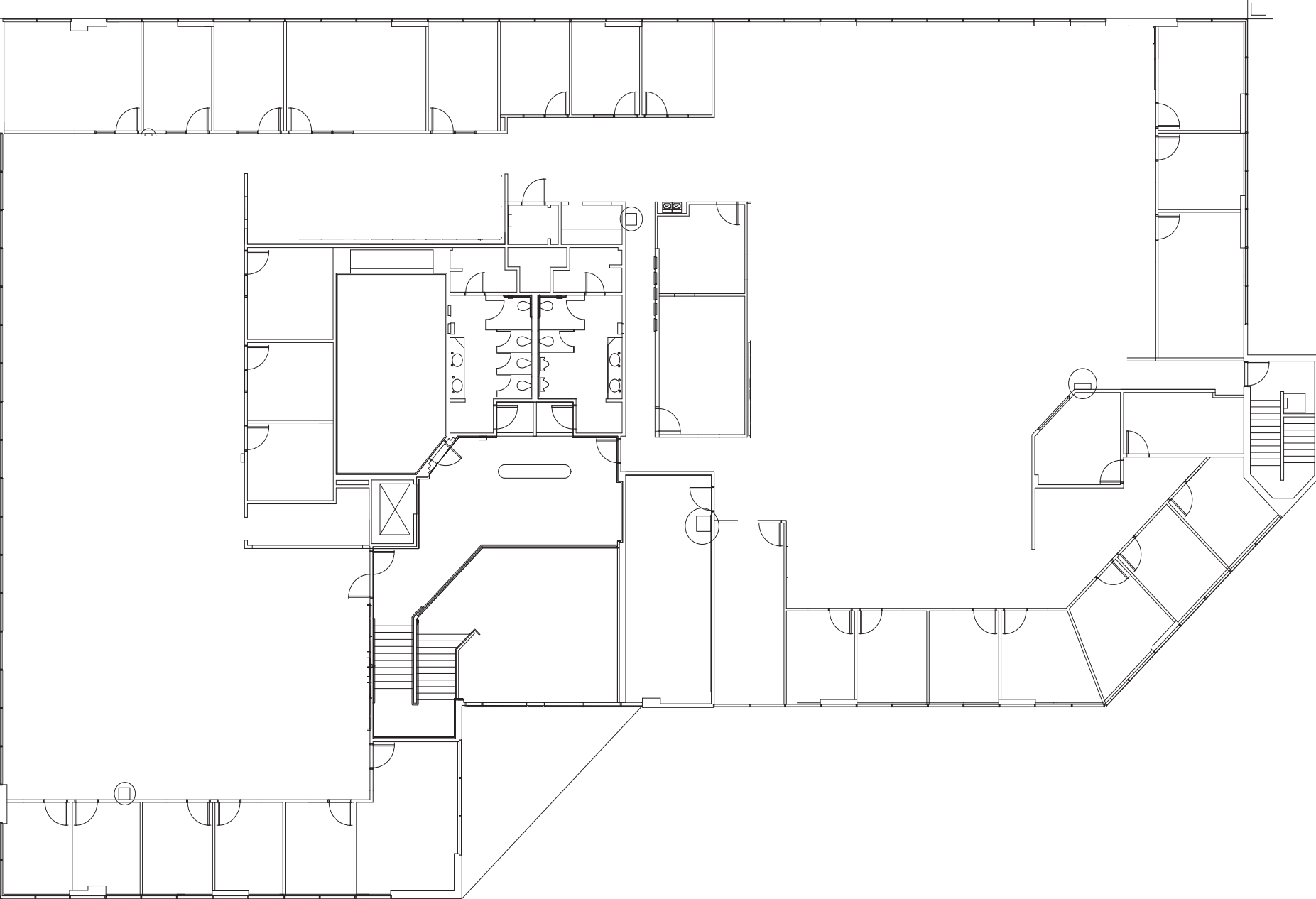
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2ND FLOOR



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TECH PARK

Technology Hub of Greater Sacramento

- | | |
|---|--|
| 1  Agilent | 9  SYNOPSYS® |
| 2  vsp
Global | 10  PowerSchool |
| 3  eurofins | 11  SNC
SIERRA
NEVADA
CORPORATION |
| 4  alteryx
systems | 12  L3
Technologies |
| 5  DOKKEN
ENGINEERING | 13  voXpro
Your Vision. Our Focus. |
| 6  MERCURY
INSURANCE | 14  TaxAudit™
Audits happen. Be prepared. |
| 7  inductive
automation. | 15  AGREEYA® |
| 8  Pondera | 16  ONE INC |

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WALKABLE AMENITIES



COMMUNITY & TRANSPORTATION



RETAIL



FITNESS



Lake Folsom

SERVICES

- A. Folsom Dog Resort
- B. AM/PM
- C. ARCO
- D. One Stop Cleaners
- E. Folsom Lake Fitness
- F. Shell
- G. The UPS Store

- H. Gelicious Nails
- I. WinCo Foods

RESTAURANTS

- 1. Out of Bounds Craft Kitchen
- 2. The Waffle Experience
- 3. The Original Mels Diner
- 4. Dominick's NY Pizza & Deli
- 5. Cooper's Coffee House
- 6. I Love Teriyaki & Sushi
- 7. Jamba Juice
- 8. La Bou Bakery & Cafe
- 9. Dos Coyotes Border Caf
- 10. Skipolini's Pizz
- 11. Taco Loco Taqueria
- 12. Lotus 8
- 13. Sourdough & Co.
- 14. Starbucks
- 15. Suishin Sushi
- 16. Curry Club

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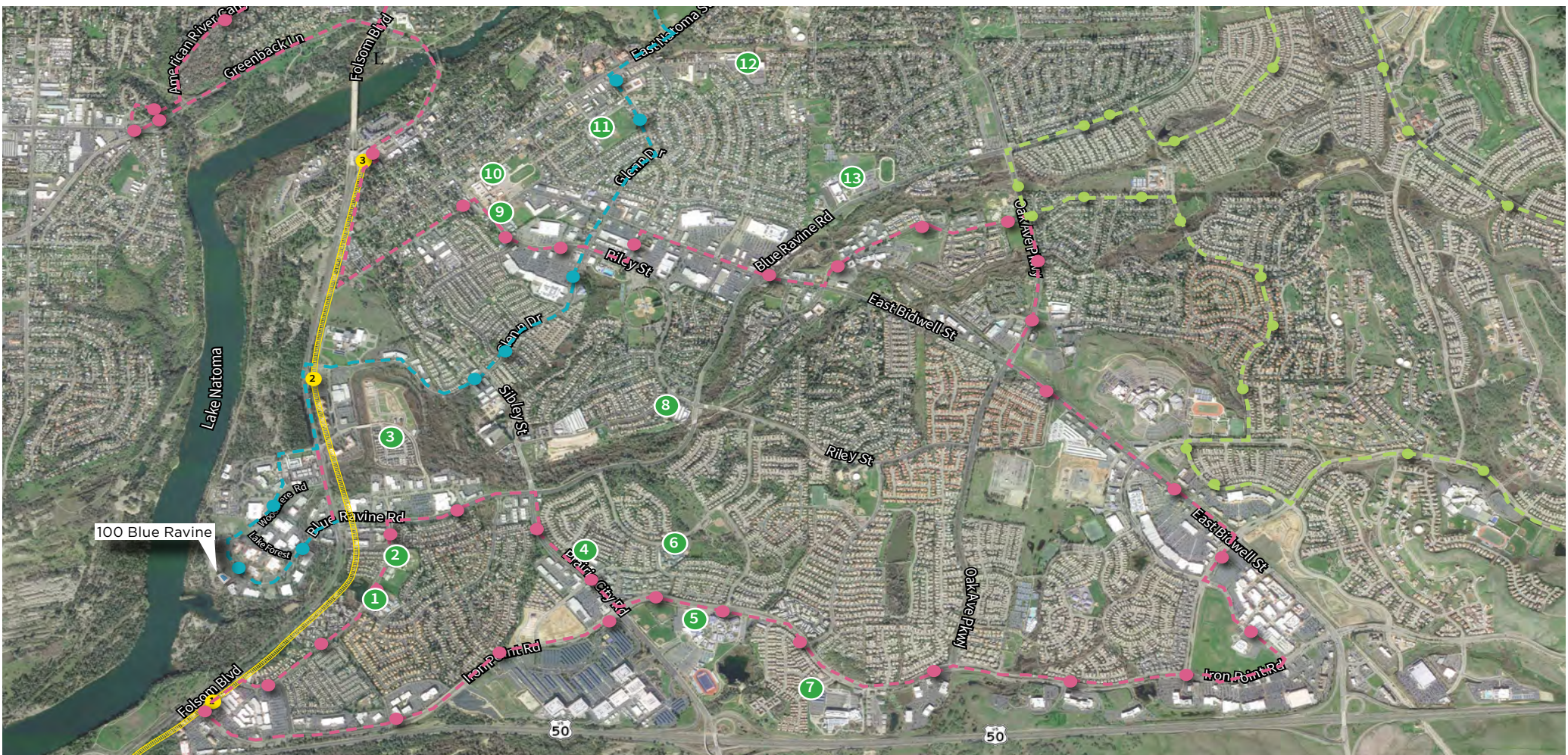
COMMUNITY & TRANSPORTATION



RETAIL



FITNESS



100 Blue Ravine

TRANSIT

LIGHT RAIL

#20 BUS LINE (PEAK)

#10 BUS LINE

#30 BUS LINE (PEAK)

SCHOOLS

- | | | |
|---------------------------------------|--|--------------------------------------|
| 1. Natoma Station Elementary School | 5. Folsom High School | 10. Sutter Middle School |
| 2. Brighton Schools | 6. Sandra J Gallardo Elementary School | 11. Theodore Judah Elementary School |
| 3. Kindercare at Natoma Station | 7. The Goddard School | 12. St John Notre Dame School |
| 4. The Phoenix Schools Private School | 8. Brighton Schools - Folsom | 13. Folsom Middle School |
| | 9. Folsom Lake High School | |

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WALKABLE AMENITIES



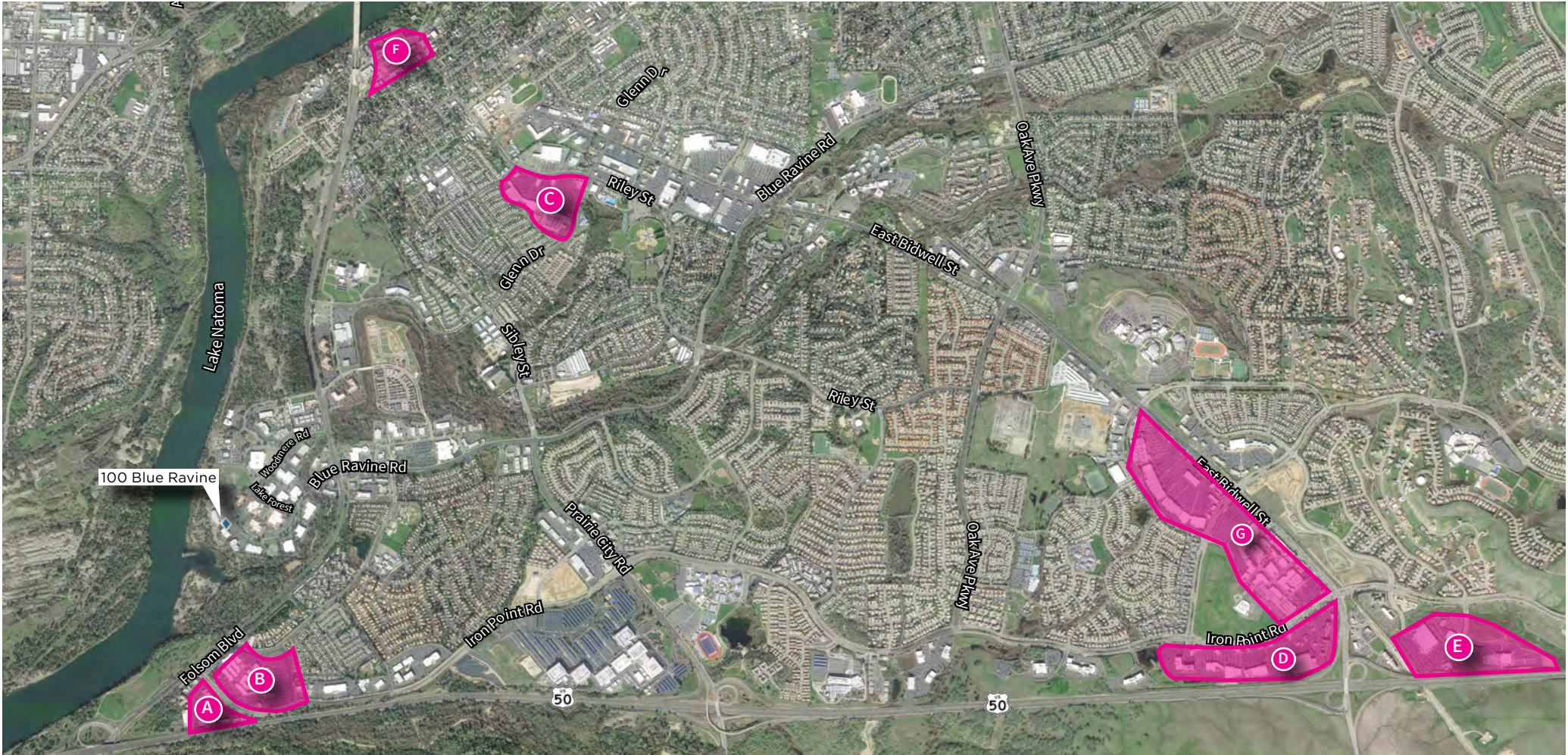
COMMUNITY & TRANSPORTATION



RETAIL



FITNESS



RETAIL

- A. FOLSOM PREMIUM OUTLETS**
 Calvin Klein
 Chico's
 Coach Outlet
 Eddie Bauer Outlet
 GAP Factory
 Levi's Outlet
 Michael Kors
 Nike Factory Store
 Samsonite

- B. FOLSOM & IRON POINT**
 Century Folsom 14
 Theatre
 Burgerocity
 Chili's
 Reliance Supermart
 Subway
- C. WALMART CENTER**
 Walmart
 Kohl's
 Chevron

- D. FOLSOM GATEWAY**
 Fat's Asia Bistro & Dim
 Sim Bar
 Ultra Beauty
 Bed Bath & Beyond
 DSW Shoe Warehouse
 REI
 Staples
 Best Buy
 Sam's Club
 BevMo

- E. IRON POINT & E. BIDWELL**
 Green Acres Nursery
 Costco
 Mikuni
 In-N-Out Burger
 Quick Quack Car Wash

- F. HISTORICAL FOLSOM**
 Chicago Fire
 Heckle Alehouse & Eatery
 Pizzeria Classico
 Scott's Seafood
 Powerhouse Pub
 UnWined
 Sutter Club Sports
 Citizen Vine
 Sutter Street Theatre

- G. PALLADIO & BROADSTONE PLAZA**
 CVS
 Barnes & Noble
 Buckhorn BBQ
 Chicago Fire Pizza
 H&M
 Kirkland's
 Nordstrom Rack
 Palladio Lux Cinema
 Panera
 Whole Foods

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FITNESS



FITNESS

1. 24 Hour Fitness
2. Anytime Fitness
3. California Family Fitness
4. Broadstone Health Club
5. TEAM RIDE

6. Orangetheory
7. Life Time Athletic

AMERICAN RIVER BIKE
TRAIL

HOTELS

1. Hilton Garden Inn
2. Lakespur Landing
3. Lake Natoma Inn
4. Residence Inn
5. Courtyard by Marriot
6. Hampton Inn & Suites

7. Staybridge Suites
8. Fairfiled Inn & Suites

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FOR MORE INFORMATION, PLEASE CONTACT:

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